

GENERAL NOTES

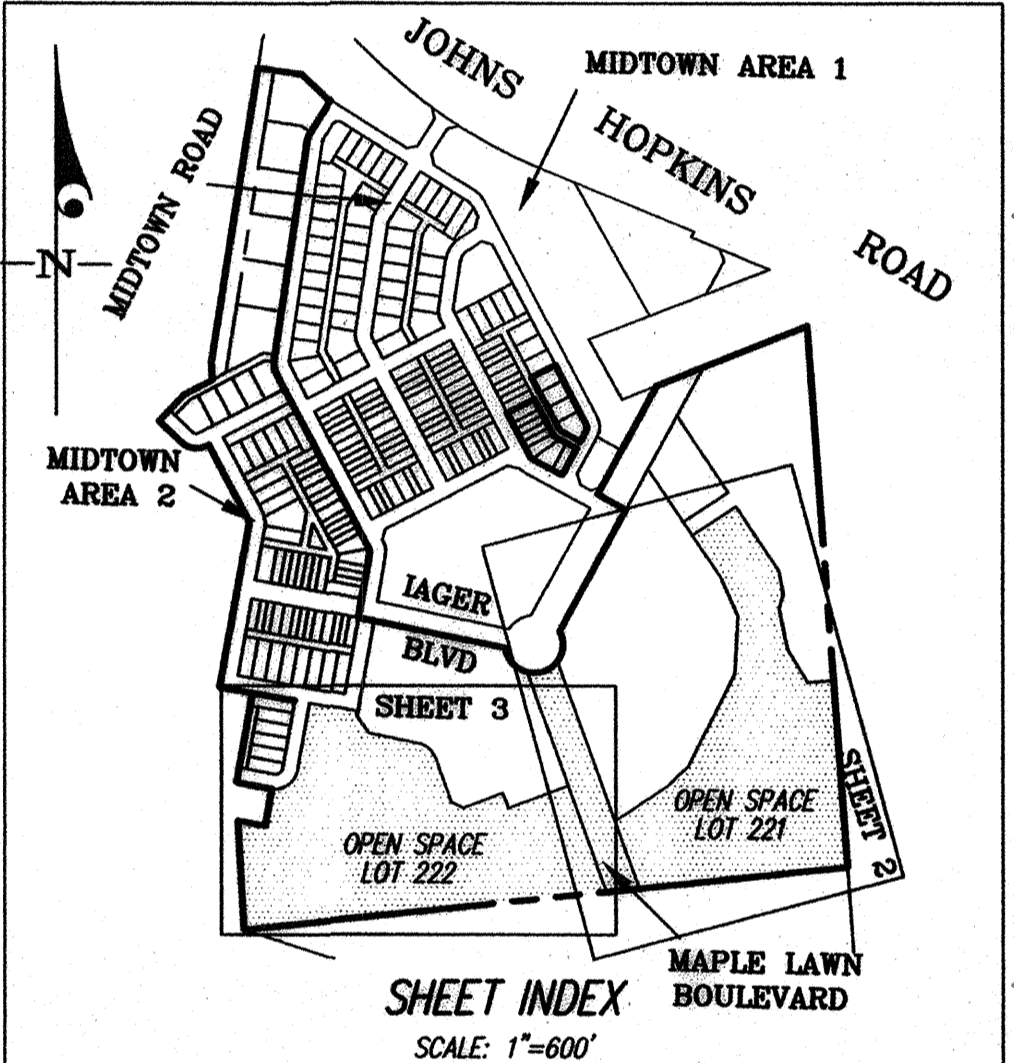
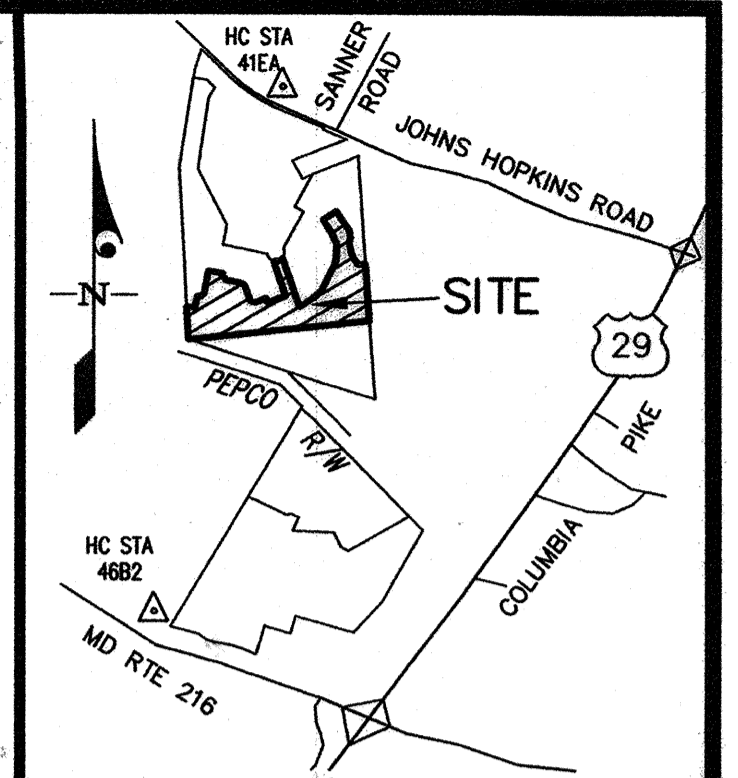
- IRON PINS SHOWN THIS:
- CONCRETE MONUMENTS SHOWN THIS:
- THIS PLAN AND THE COORDINATES SHOWN HEREON, ARE BASED UPON A FIELD RUN BOUNDARY SURVEY PREPARED BY GUTSCHICK, LITTLE & WEBER, P.A. IN JULY, 1998.
- PROPERTY IS ZONED MD-3 PER THE 2-2-04 COMPREHENSIVE ZONING PLAN, PER ZB-995M (APPROVAL DATE OF 2/8/01), UNDERLYING ZONING IS RR-DEO.
- SEE DEPARTMENT OF PLANNING & ZONING FILE NUMBERS: S-01-17, ZB-995M, PB-353, WP-01-111(*), P-02-12, WP-03-02(**), P-03-01, F-03-90, F-04-79, F-04-88, P-04-01, WP-03-108(***)
- WP-03-120(****), F-04-92, P-05-02 & F-05-81.
- WETLANDS DELINEATION SHOWN PER AN INSPECTION PERFORMED BY EXPLORATION RESEARCH, INC., APPROVED BY THE CORPS OF ENGINEERS JD-63787-3 ON MAY 14, 1998. NOTICE OF INTENT TO ISSUE A PERMIT IS COVERED BY MDE TRACKING NO. 01-NY-0344/200165421.
- COORDINATES BASED ON NAD '83 MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS NO. 41EA, 41EB, 41GA AND NO. 46B2.
- AREAS SHOWN ARE TO BE TAKEN AS MORE OR LESS.
- PUBLIC WATER AND SEWER ALLOCATION FOR THIS DEVELOPMENT IS SUBJECT TO SECTION 18.122B OF THE HOWARD COUNTY CODE. ALLOCATION WILL BE MADE AT THE TIME OF FINAL PLAT APPROVAL, IF CAPACITY IS AVAILABLE AT THAT TIME. PUBLIC SEWER SERVICE AND PUBLIC WATER SERVICE HAS BEEN GRANTED UNDER THE TERMS AND PROVISIONS THEREOF EFFECTIVE JUNE 7, 2004, ON WHICH DATE DEVELOPER'S AGREEMENT NO. 24-4173D WAS FILED AND ACCEPTED.
- ON JULY 29, 2003, WP 03-120(****) WAS GRANTED, ALLOWING THE FOLLOWING: INSTALLATION OF A TEMPORARY STREAM CROSSING FOR THE PURPOSE OF EARTH MOVING OPERATIONS.
- VEHICULAR INGRESS AND EGRESS TO MARYLAND ROUTE 216 AND ALONG PROPOSED MAPLE LAWN BOULEVARD EXTENSION THROUGH THE SUBDIVISION IS RESTRICTED, EXCEPT AT THE VARIOUS POINTS OF ACCESS TO BE APPROVED BY THE DEPARTMENT OF PLANNING AND ZONING UNDER THE CONDITIONS OF WP-01-111(*), WHICH WAS GRANTED ON MAY 2, 2001, ALLOWING THE FOLLOWING:
 - ADDITIONAL POINTS ALONG MAPLE LAWN BOULEVARD OTHER THAN THOSE PERMITTED BY SECTION 16.119(1)(1), SUBJECT TO FURTHER ANALYSIS AND APPROVALS AT LATER PLAN STAGES, AND
 - RESIDENTIAL LOTS FRONT ON NEIGHBORHOOD PARKS INSTEAD OF BEING LIMITED TO FRONTAGE ON PUBLIC RIGHTS OF WAY AS IN SECTION 16.120(c)(2), SUBJECT TO ADEQUATE PRIVATE ALLEY ACCESS.
- WAIVER REQUEST FROM SECTION 16.115(c)(2) - WHICH PROHIBITS CLEARING, EXCAVATING, FILLING, ALTERING DRAINAGE, IMPERVIOUS PAVING, OR PLACEMENT OF STRUCTURES WITHIN THE 100 YEAR FLOOD PLAIN, UNLESS AUTHORIZED BY THE DEPARTMENT OF PLANNING & ZONING, SECTION 16.118(a)(2)(ii) - WHICH PROHIBITS GRADING, REMOVAL OF VEGETATIVE COVER AND TREES, PAVING AND NEW STRUCTURES WITHIN 75 FEET OF A PERENNIAL STREAM IN A RESIDENTIAL ZONING DISTRICT AND SECTION 16.119(e)(5) - WHICH REQUIRES THE TRUNCATION OF PUBLIC RIGHT OF WAY LINES ON CORNER LOTS AT AN INTERSECTION BY STRAIGHT LINES JOINING POINTS 25 FEET BACK FROM THE THEORETICAL PROPERTY LINE INTERSECTION IN EACH QUADRANT, WERE APPROVED BY THE DEPARTMENT OF PLANNING AND ZONING UNDER THE CONDITIONS OF WP-03-02(**), WHICH WAS GRANTED ON OCTOBER 11, 2002 SUBJECT TO THE FOLLOWING CONDITIONS:
 - THE GRADING DISTURBANCE WITHIN THE STREAM BUFFER AND FLOOD PLAIN AREAS SHALL BE THE MINIMUM NECESSARY TO ACCOMMODATE THE SIDE SLOPES FOR CONSTRUCTION OF THE PROPOSED DUKE STREET.
 - ALL GRADING DISTURBANCES WITHIN THE 100 YEAR FLOOD PLAIN AND 75' STREAM BUFFER ARE SUBJECT TO OBTAINING ALL NECESSARY WATER QUALITY CERTIFICATES AND PERMITS FROM THE MARYLAND DEPARTMENTS OF THE ENVIRONMENT AND NATURAL RESOURCES.
 - TRUNCATED RIGHT OF WAY CORNERS SHALL APPLY TO THE RESIDENTIAL LAND USE LOTS AND TO OTHER LOTS OR PARCELS ELSEWHERE, FOR THE OPEN SPACE OR COMMERCIAL LAND USE AREAS FOR THIS PROJECT WHERE NECESSARY TO ACHIEVE THE TRADITIONAL NEIGHBORHOOD DESIGN (TND) GOALS AND OBJECTIVES SUBJECT TO HAVING ADEQUATE INTERSECTION SIGHT DISTANCE AS DETERMINED BY THE DPZ, DEVELOPMENT ENGINEERING DIVISION.
- STORMWATER MANAGEMENT IS BEING PROVIDED AT AN ON-SITE FACILITY. THE FACILITY WILL BE TYPE P-2 WET POND. THE PERMANENT POOL WILL PROVIDE THE WATER QUALITY, THE CHANNEL PROTECTION VOLUME FOR THE 1 YEAR STORM QUANTITY MANAGEMENT WILL BE PROVIDED UTILIZING EXTENDED DETENTION. THE RECHARGE REQUIREMENTS WILL BE PROVIDED IN A FACILITY ON OPEN SPACE LOT 125. THE RECHARGE FACILITY IS BEING CONSTRUCTED UNDER F 03-90. NO NON-STRUCTURAL PRACTICES ARE PROPOSED UNDER THIS FINAL PLAN. THE POND WILL BE PUBLICLY OWNED AND MAINTAINED. THE RECHARGE FACILITY ON OPEN SPACE LOT 125 WILL BE PRIVATELY OWNED AND MAINTAINED BY THE COMMUNITY HOMEOWNERS ASSOCIATION.

(GENERAL NOTES CONTINUE)

- THERE ARE NO KNOWN CEMETERIES, GRAVE SITES OR HISTORIC STRUCTURES LOCATED ON THE SUBJECT PROPERTY.
- THERE ARE NO SCENIC ROADS WITHIN OR ADJACENT TO THE SUBJECT PROPERTY.
- THIS PROPERTY WAS BROUGHT INTO THE METROPOLITAN DISTRICT ON AUGUST 20, 2001.
- ARTICLES OF INCORPORATION FOR THE MAPLE LAWN FARMS HOMEOWNER'S ASSOCIATION WAS FILED WITH THE MARYLAND STATE DEPARTMENT OF ASSESSMENTS AND TAXATION ON 5/13/03, RECEIPT # B-00515-1361.
- AS A CONSEQUENCE OF THE SKETCH PLAN, S-01-17 APPROVAL PRIOR TO NOVEMBER 15, 2001, THIS PROJECT IS GRANDFATHERED TO THE FOURTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS.
- MINIMUM BUILDING SETBACK RESTRICTIONS FROM PROPERTY LINES AND THE PUBLIC ROAD RIGHTS OF WAY FOR ALL SFD AND SFA RESIDENTIAL LOTS WILL BE PROVIDED IN ACCORDANCE WITH THE COMPREHENSIVE DEVELOPMENT CRITERIA APPROVED FOR THIS PROJECT UNDER S-01-17, PB-353 AND ZB-995M.
- OPEN SPACE LOTS MAY CONTAIN ACTIVE RECREATIONAL FACILITIES AS ALLOWED BY THE APPROVED COMPREHENSIVE DEVELOPMENT CRITERIA.
- PHASING FOR THIS PROJECT IS IN ACCORDANCE WITH THE DECISION AND ORDER FOR ZB-995M AND THE DECISION AND ORDER FOR PB CASE NO. 353 (S-01-17).
- THE FOREST CONSERVATION EASEMENT HAS BEEN ESTABLISHED TO FULFILL THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE AND FOREST CONSERVATION ACT. NO CLEARING, GRADING OR CONSTRUCTION IS PERMITTED WITHIN THE FOREST CONSERVATION EASEMENT; HOWEVER, FOREST MANAGEMENT PRACTICES AS DEFINED IN THE DEED OF FOREST CONSERVATION EASEMENT ARE ALLOWED.

(GENERAL NOTES CONTINUE)

- RESERVATION OF PUBLIC UTILITY AND FOREST CONSERVATION EASEMENTS, DEVELOPER RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, ALL EASEMENTS SHOWN ON THIS PLAN FOR WATER, SEWER, STORM DRAINAGE, OTHER PUBLIC UTILITIES AND FOREST CONSERVATION (DESIGNATED AS "FOREST CONSERVATION AREA", LOCATED IN, ON, OVER AND THROUGH LOTS/PARCELS, ANY CONVEYANCES OF THE AFORESAID LOTS/PARCELS SHALL BE SUBJECT TO THE EASEMENTS HEREIN RESERVED, WHETHER OR NOT EXPRESSLY STATED IN DEED(S) CONVEYING SAID LOT(S)/ PARCELS. DEVELOPER SHALL EXECUTE AND DELIVER DEEDS FOR THE EASEMENTS HEREIN RESERVED TO HOWARD COUNTY WITH METES AND BOUNDS DESCRIPTION OF THE FOREST CONSERVATION AREA, UPON COMPLETION OF THE PUBLIC UTILITIES AND THEIR ACCEPTANCE BY HOWARD COUNTY, AND IN THE CASE OF THE FOREST CONSERVATION EASEMENT(S), UPON COMPLETION OF THE DEVELOPER'S OBLIGATIONS UNDER THE FOREST CONSERVATION INSTALLATION AND MAINTENANCE AGREEMENT EXECUTED BY THE DEVELOPER AND THE COUNTY, AND THE RELEASE OF DEVELOPER'S SURETY POSTED WITH SAID AGREEMENT. THE COUNTY SHALL ACCEPT THE EASEMENTS AND RECORD THE DEED(S) OF EASEMENT IN THE LAND RECORDS OF HOWARD COUNTY.
- ALL BUFFERING AND LANDSCAPING REQUIREMENTS/FEATURES WILL BE SHOWN AT THE SITE DEVELOPMENT PLAN STAGE AND WILL BE PROVIDED IN ACCORDANCE WITH THE COMPREHENSIVE SKETCH PLAN CRITERIA. LANDSCAPE PLANTING PROVIDED FOR PERIMETERS P-2, P-7, AND SHM-3 AS SHOWN ON SHEET 22 OF THE ROAD PLANS FOR F-04-92. A SURETY IN THE AMOUNT OF \$22,650.00 HAS BEEN POSTED WITH THE DPW, DEVELOPER'S AGREEMENT UNDER F-04-92.
- THE FOREST CONSERVATION REQUIREMENTS PER SECTION 16.1202 OF THE HOWARD COUNTY CODE AND THE FOREST CONSERVATION MANUAL FOR THE AREA OF THIS PROJECT COVERED BY THESE PLATS WAS AN AFFORESTATION OBLIGATION OF 0.43 ACRE AND RETENTION IN THE AMOUNT OF 0.21 ACRE. THE OBLIGATION WAS FULFILLED BY PROVIDING 10.49 ACRES OF CREDITED AFFORESTATION UNDER F-04-92, WHICH CREATED 10.06 ACRES OF EXCESS FOREST CONSERVATION TO BE UTILIZED IN FUTURE PHASES. THIS PLAT ABANDONS 1.16 ACRES OF CREDITED PLANTING AND RETENTION, LEAVING 9.33 ACRES OF CREDITED AFFORESTATION AND 8.90 ACRES OF EXCESS FOREST CONSERVATION TO BE UTILIZED IN FUTURE PHASES. FOREST CONSERVATION SURETY IN THE AMOUNT OF \$230,302.00 WAS PROVIDED WITH THE DPW, DEVELOPER'S AGREEMENT UNDER F-04-92.
- IMPROVEMENTS AT THE INTERSECTION OF JOHNS HOPKINS ROAD AND MIDTOWN ROAD WERE PROVIDED. TRAFFIC STUDY WAS APPROVED WITH S-01-17 BY THE PLANNING BOARD ON 8/8/01.
- A NOISE STUDY WAS PREPARED BY WILDMAN & ASSOCIATES FOR S-01-17, WHICH WAS SIGNED BY THE PLANNING BOARD ON AUGUST 8, 2001.
- THERE WILL BE NO MODERATE INCOME HOUSING UNITS PROPOSED UNDER THIS PHASE OF RESIDENTIAL DEVELOPMENT, BUT ARE PROPOSED FOR PHASE I, STAGE II (ANNUAL PHASE IV).
- DRIVEWAYS(S) SHALL BE CONSTRUCTED PRIOR TO RESIDENTIAL OCCUPANCY TO INSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
 - WIDTH - 12 FEET (14 FEET SERVING MORE THAN ONE RESIDENCE).
 - SURFACE - 6 INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING (1/2" MIN.)
 - GEOMETRY - MAXIMUM 15% GRADE, MAXIMUM 10% GRADE CHANGE AND MINIMUM 45' TURNING RADIUS.
 - STRUCTURES (CULVERTS/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TON (H25 LOADING).
 - DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100-YEAR FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE.
 - STRUCTURES CLEARANCES - MINIMUM 12 FEET.
 - MAINTENANCE - SUFFICIENT TO INSURE ALL WEATHER USE.
- THE PATHWAY SHOWN ON THE ROAD CONSTRUCTION PLANS, F 03-90, FROM THE INTERSECTION OF MIDTOWN ROAD AND DUKE STREET, THROUGH OPEN SPACE LOT 122 IS TO BE CONTINUED UNDER SDP 03-140 AND WILL BE COMPLETED WITH THE MAPLE LAWN BOULEVARD CONNECTION TO JOHNS HOPKINS ROAD. THE REMAINING 100' +/- OF SIDEWALK ALONG JOHNS HOPKINS ROAD TO CONNECT TO THE SIDEWALK CONSTRUCTED UNDER CAPITAL PROJECT #J-4171 WILL BE CONSTRUCTED WITH THE MAPLE LAWN BOULEVARD PLANS. THIS PATHWAY IS BEING PROVIDED IN LIEU OF THE JOHNS HOPKINS ROAD SIDEWALK SYSTEM. THE PATHWAY ALIGNMENT WAS DETERMINED TO BE AN ESSENTIAL DISTURBANCE WITHIN THE WETLANDS BUFFER AND FLOODPLAIN AREA BY THE DEPARTMENT OF PLANNING AND ZONING IN ACCORDANCE WITH SECTION 16.116(c) OF THE SUBDIVISION REGULATIONS.
- ON APRIL 2, 2003, WP 03-108(***) WAS GRANTED, ALLOWING THE FOLLOWING: SECTION 16.102 "APPLICABILITY" WHICH REQUIRES THE APPLICATION OF THE HOWARD COUNTY SUBDIVISION AND LAND REGULATIONS FOR ALL DIVISIONS OF LAND SITUATED WITHIN HOWARD COUNTY FOR THE PURPOSE TO ALLOW RECORDING OF ADJOINER DEEDS TO RECONFIGURE TWO (2) EXISTING PARCELS OF LAND, PARCELS NO.114 AND 205. APPROVAL IS SUBJECT TO SUBMITTING A COPY OF THE RECORDED ADJOINER DEEDS FOR THE SUBJECT PARCELS OF LAND TO THE LAND DEVELOPMENT DIVISION FOR FILE RETENTION PURPOSES UPON COMPLETION OF THE PROPERTY LINE ADJUSTMENT.
- THIS PLAT IS EXEMPT FROM THE FOREST CONSERVATION REQUIREMENTS FOR A PLAT OF REVISION/RESUBDIVISION WHICH DOES NOT CREATE ADDITIONAL LOTS PER SECTION 16.1202 (b)(1)(vi) OF THE HOWARD COUNTY CODE AND THE FOREST CONSERVATION REQUIREMENTS FOR THIS PORTION OF THE PROJECT WERE PREVIOUSLY ADDRESSED UNDER F-04-92.
- NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, OR PLACEMENT OF NEW STRUCTURES IS PERMITTED WITHIN THE LIMITS OF WETLANDS, STREAMS OR THEIR REQUIRED BUFFERS, AND 100 YEAR FLOODPLAIN AREAS, EXCEPT AS PERMITTED UNDER WP-03-02 AND WP-03-120.
- THE MAPLE LAWN BOULEVARD ROAD CROSSING THROUGH THE ENVIRONMENTALLY SENSITIVE AREAS AND BUFFERS WAS DETERMINED TO BE NECESSARY FOR REASONABLE DEVELOPMENT OF THE PROPERTY IN ACCORDANCE WITH SECTION 16.116(c) OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS DURING THE REVIEW AND APPROVAL OF S-01-17.



OWNERS
 MAPLE LAWN FARMS I, LLC
 c/o GREENEBAUM & ROSE ASSOCIATES, INC.
 1829 REISTERSTOWN ROAD
 SUITE 410, WOODHOLME CENTER
 BALTIMORE, MD. 21208
 PH: 410-484-8400

HOWARD COUNTY, MARYLAND
 3430 COURTHOUSE DRIVE
 ELLIOTT CITY, MARYLAND 21043

TABULATION OF FINAL PLAT - ALL SHEETS

1. TOTAL NUMBER OF LOTS AND PARCELS TO BE RECORDED:	2
2. TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED:	0
3. TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED:	0 AC.
4. TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED:	2
5. TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED:	20,5682 AC.
6. TOTAL NUMBER OF BUILDABLE PARCELS TO BE RECORDED:	0
7. TOTAL AREA OF BUILDABLE PARCELS TO BE RECORDED:	0 AC.
8. TOTAL NUMBER OF NON-BUILDABLE PARCELS TO BE RECORDED:	0
9. TOTAL AREA OF NON-BUILDABLE PARCELS TO BE RECORDED:	0 AC.
10. TOTAL NUMBER OF COMMON OPEN AREA LOTS TO BE RECORDED:	0
11. TOTAL AREA OF COMMON OPEN AREA LOTS TO BE RECORDED:	0 AC.
12. TOTAL AREA OF ROADWAYS TO BE RECORDED:	1.6864 AC.
13. TOTAL AREA OF SUBDIVISION TO BE RECORDED:	22,2546 AC.

THE LIMITS OF THIS FINAL PLAT COVERS ALL THE DEVELOPMENT PROPOSED BY S-01-17 AS ANNUAL PHASE 3 (ALLOCATION YEAR 2006) WHICH IS ALSO THE 120 RESIDENTIAL UNITS ALLOWED BY PDP PHASE 1/ STAGE 2.

THE REQUIREMENTS OF SECTION 3-108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1996 REPLACEMENT VOLUME, (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS, HAVE BEEN COMPLIED WITH.

David S. Weber 13 July 2005
 DAVID S. WEBER DATE
 PROFESSIONAL LAND SURVEYOR
 MD. REG. NO. 10852

MAPLE LAWN FARMS I, LLC
 MAPLE LAWN FARMS, INC. (MANAGING MEMBER)

Eugene W. Jager 7/12/05
 EUGENE W. JAGER, PRESIDENT DATE

Charles E. Jager, Jr. 7/12/05
 CHARLES E. JAGER, JR., VICE-PRESIDENT DATE

HOWARD COUNTY, MARYLAND

James N. Robey 7/28/05
 JAMES N. ROBEY, COUNTY EXECUTIVE DATE

THE PURPOSE OF THIS PLAT IS TO CHANGE NON-BUILDABLE PARCEL "E" TO A PUBLIC ROAD RIGHT OF WAY- MAPLE LAWN BOULEVARD, CREATE A NEW 20' PUBLIC SEWER & UTILITY EASEMENT ON OPEN SPACE LOT 221, REVISE THE EXISTING FOREST CONSERVATION AREA # 7 EASEMENT BY ABANDONING 0.25 OF AN ACRE OF FOREST CONSERVATION EASEMENT AND THE EXISTING FOREST CONSERVATION AREA # 8 EASEMENT BY ABANDONING 0.91 OF AN ACRE OF FOREST CONSERVATION EASEMENT BECAUSE OF THE ROAD CONSTRUCTION.

APPROVED: FOR PUBLIC WATER & PUBLIC SEWERAGE SYSTEMS IN CONFORMANCE WITH THE MASTER PLAN OF WATER & SEWERAGE FOR HOWARD COUNTY, MD.

Robert J. Weber 7/27/05
 COUNTY HEALTH OFFICER 660 DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Mark A. Eagle 7/5/05
 CHIEF, DEVELOPMENT ENGINEERING DIVISION MK DATE

Mark A. Eagle 7/1/05
 DIRECTOR DATE

OWNER'S DEDICATION

MAPLE LAWN FARMS I, LLC, A MARYLAND LIMITED LIABILITY COMPANY, BY MAPLE LAWN FARMS, INC., MANAGING MEMBER, BY EUGENE W. JAGER, PRESIDENT AND CHARLES E. JAGER, JR., VICE-PRESIDENT AND HOWARD COUNTY, MARYLAND, A BODY CORPORATE AND POLITIC, BY JAMES N. ROBEY, COUNTY EXECUTIVE, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPTS THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISHES THE MINIMUM BUILDING RESTRICTION LINES AND GRANTS UNTO HOWARD COUNTY, MARYLAND, ITS SUCCESSORS AND ASSIGNS: (1) THE RIGHT TO LAY, CONSTRUCT AND MAINTAIN SEWERS, DRAINS, WATER PIPES AND OTHER MUNICIPAL UTILITIES AND SERVICES, IN AND UNDER ALL ROADS AND STREET RIGHTS-OF-WAY AND THE SPECIFIC EASEMENT AREAS SHOWN HEREON; (2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE, THE BEDS OF THE STREETS AND/OR ROADS, FLOODPLAINS AND OPEN SPACE WHERE APPLICABLE AND FOR GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANTS THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE TO THE BEDS OF THE STREETS AND/OR ROADS, FLOODPLAINS, STORM DRAINAGE FACILITIES AND OPEN SPACE WHERE APPLICABLE; (3) THE RIGHT TO REQUIRE DEDICATION OF WATERWAYS AND DRAINAGE EASEMENTS FOR THE SPECIFIC PURPOSE OF THEIR CONSTRUCTION, REPAIR AND MAINTENANCE; AND (4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERRECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAY.

WITNESS OUR HANDS THIS 12th DAY OF JULY, 2005
 MAPLE LAWN FARMS I, LLC
 BY: MAPLE LAWN FARMS, INC., MANAGING MEMBER

HOWARD COUNTY, MARYLAND

BY: *Eugene W. Jager* BY: *Charles E. Jager, Jr.* BY: *James N. Robey*
 EUGENE W. JAGER, PRESIDENT CHARLES E. JAGER, JR., VICE-PRESIDENT JAMES N. ROBEY, COUNTY EXECUTIVE

WITNESS: *Mark A. Eagle* WITNESS: *Anna Polke*

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF PART OF THE LAND CONVEYED BY MAPLE LAWN FARMS, INC., A MARYLAND CORPORATION TO MAPLE LAWN FARMS I, LLC, A MARYLAND LIMITED LIABILITY COMPANY, BY A DEED DATED APRIL 30, 2003 AND RECORDED IN LIBER 7161 AT FOLIO 102 AND PART OF THE LAND CONVEYED FROM MAPLE LAWN FARMS I, LLC TO HOWARD COUNTY, MARYLAND, BY A DEED DATED JUNE 7, 2004 AND RECORDED IN LIBER 8721 AT FOLIO 201 AND ALSO BEING A REVISION TO OPEN SPACE LOTS 221 & 222 AND A RESUBDIVISION OF PARCEL "E" AS SHOWN ON A PLAT OF SUBDIVISION ENTITLED "MAPLE LAWN FARMS, MIDTOWN DISTRICT - AREA 2, LOTS 133 THRU 219, OPEN SPACE LOTS 220 THRU 225, COMMON OPEN AREA LOTS 226 THRU 229 AND PARCELS 'A-1' THRU 'A-3', 'D' & 'E', ...", AND RECORDED AS PLAT NOS. 16767 & 16768, ALL AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND; AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO ACCEPTANCE OF THE STREETS IN THE SUBDIVISION BY HOWARD COUNTY, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED.

David S. Weber
 DAVID S. WEBER
 REGISTERED LAND SURVEYOR
 MARYLAND REGISTRATION NO. 10852
 13 JULY 2005
 DATE



RECORDED AS PLAT NUMBER 17080 ON 8/5/04, AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

MAPLE LAWN FARMS
 MIDTOWN DISTRICT - AREA 2
 OPEN SPACE LOTS 221 AND 222 AND
 MAPLE LAWN BOULEVARD
 (A REVISION TO OPEN SPACE LOTS 221 AND 222 AND A
 RESUBDIVISION OF PARCEL "E", MAPLE LAWN FARMS,
 MIDTOWN DISTRICT - AREA 2, P.N. 16767 & 16768)
 TM 41, GRID 21, P/O PARCEL 205
 HOWARD COUNTY, MARYLAND

5TH ELECTION DISTRICT
 SCALE: AS SHOWN SHEET 1 OF 3
 JUNE 2005

GLW GUTSCHICK LITTLE & WEBER, P.A.
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
 3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK
 BURTONSVILLE, MARYLAND 20866
 TEL: 301-421-4024 BAL: 410-880-1820 DC/VA: 301-980-2524 FAX: 301-421-4186
 DRAWN BY: *PWC* CHECK BY: *SW*

THE REQUIREMENTS OF SECTION 3-108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1986 REPLACEMENT VOLUME, (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS, HAVE BEEN COMPLIED WITH.

David S. Weber 13 July 2005
 DAVID S. WEBER
 PROFESSIONAL LAND SURVEYOR
 MD. REG. NO. 10852

MAPLE LAWN FARMS I, LLC
 MAPLE LAWN FARMS, INC. (MANAGING MEMBER)

Eugene W. Jager 7/12/05
 EUGENE W. JAGER, PRESIDENT

Charles E. Jager, Jr. 7/12/05
 CHARLES E. JAGER, JR., VICE-PRESIDENT

HOWARD COUNTY, MARYLAND

Russell J. Robey 7/28/05
 JAMES H. ROBEY, COUNTY EXECUTIVE

N 543250
 E 1338350
 PARCEL 114
 N/F PROPERTY OF
 MAPLE LAWN FARMS I, LLC.
 L.863 F. 72

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
1445-1485	68.00'	106.81'	68.00'	96.17'	N 55°10'00" E 90°00'00"	
1691-1689	70.00'	71.70'	39.35'	68.60'	S 48°54'26" E 58°41'00"	
A	50.00'	62.68'	36.21'	58.66'	N 46°04'55" E 71°49'50"	
B	25.00'	37.16'	22.97'	33.83'	S 78°13'42" E 85°09'45"	
C	50.00'	43.91'	23.48'	42.51'	S 33°17'45" E 50°18'57"	

- LEGEND:
- CENTERLINE STREAM
 - STREAM BUFFER
 - WETLAND LIMITS
 - WETLAND BUFFER
 - FLOODPLAIN EASEMENT
 - FOREST CONSERVATION EASEMENT

OWNERS
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 3430 COURTHOUSE DRIVE
 ELLIOTT CITY, MARYLAND 21043

TABULATION OF FINAL PLAT - THIS SHEET

- | | |
|---|-------------|
| 1. TOTAL NUMBER OF LOTS AND PARCELS TO BE RECORDED: | 1 |
| 2. TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED: | 0 |
| 3. TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED: | 0 AC. |
| 4. TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED: | 1 |
| 5. TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED: | 10.9898 AC. |
| 6. TOTAL NUMBER OF BUILDABLE PARCELS TO BE RECORDED: | 0 |
| 7. TOTAL AREA OF BUILDABLE PARCELS TO BE RECORDED: | 0 AC. |
| 8. TOTAL NUMBER OF NON-BUILDABLE PARCELS TO BE RECORDED: | 0 |
| 9. TOTAL AREA OF NON-BUILDABLE PARCELS TO BE RECORDED: | 0 AC. |
| 10. TOTAL NUMBER OF COMMON OPEN AREA LOTS TO BE RECORDED: | 0 |
| 11. TOTAL AREA OF COMMON OPEN AREA LOTS TO BE RECORDED: | 0 AC. |
| 12. TOTAL AREA OF ROADWAYS TO BE RECORDED: | 0 AC. |
| 13. TOTAL AREA OF SUBDIVISION TO BE RECORDED: | 10.9898 AC. |

APPROVED: FOR PUBLIC WATER & PUBLIC SEWERAGE SYSTEMS
 IN CONFORMANCE WITH THE MASTER PLAN OF
 WATER & SEWERAGE FOR HOWARD COUNTY, MD.

Robert J. Walz 7/27/05
 COUNTY HEALTH OFFICER

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING
 & ZONING

[Signature] 7/27/05
 CHIEF, DEVELOPMENT ENGINEERING DIVISION

[Signature] 8/1/05
 DIRECTOR

OWNER'S DEDICATION

MAPLE LAWN FARMS I, LLC, A MARYLAND LIMITED LIABILITY COMPANY, BY MAPLE LAWN FARMS, INC., MANAGING MEMBER, BY EUGENE W. JAGER, PRESIDENT AND CHARLES E. JAGER, JR., VICE-PRESIDENT AND HOWARD COUNTY, MARYLAND, A BODY CORPORATE AND POLITIC, BY JAMES H. ROBEY, COUNTY EXECUTIVE, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPTS THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISHES THE MINIMUM BUILDING RESTRICTION LINES AND GRANTS UNTO HOWARD COUNTY, MARYLAND, ITS SUCCESSORS AND ASSIGNS: (1) THE RIGHT TO LAY, CONSTRUCT AND MAINTAIN SEWERS, DRAINS, WATER PIPES AND OTHER MUNICIPAL UTILITIES AND SERVICES, IN AND UNDER ALL ROADS AND STREET RIGHTS-OF-WAY AND THE SPECIFIC EASEMENT AREAS SHOWN HEREON; (2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE, THE BEDS OF THE STREETS AND/OR ROADS, FLOODPLAINS AND OPEN SPACE WHERE APPLICABLE AND FOR GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANTS THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE TO THE BEDS OF THE STREETS AND/OR ROADS, FLOODPLAINS, STORM DRAINAGE FACILITIES AND OPEN SPACE WHERE APPLICABLE; (3) THE RIGHT TO REQUIRE DEDICATION OF WATERWAYS AND DRAINAGE EASEMENTS FOR THE SPECIFIC PURPOSE OF THEIR CONSTRUCTION, REPAIR AND MAINTENANCE; AND (4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERRECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAY.

WITNESS OUR HANDS THIS 13th DAY OF July, 2005
 MAPLE LAWN FARMS I, LLC
 BY: MAPLE LAWN FARMS I, INC., MANAGING MEMBER

HOWARD COUNTY, MARYLAND

BY: *Eugene W. Jager* BY: *Charles E. Jager, Jr.* BY: *Russell J. Robey*
 EUGENE W. JAGER, PRESIDENT CHARLES E. JAGER, JR., VICE-PRESIDENT JAMES H. ROBEY, COUNTY EXECUTIVE

WITNESS: *[Signatures]*

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF PART OF THE LAND CONVEYED BY MAPLE LAWN FARMS, INC., A MARYLAND CORPORATION TO MAPLE LAWN FARMS I, LLC, A MARYLAND LIMITED LIABILITY COMPANY, BY A DEED DATED APRIL 30, 2003 AND RECORDED IN LIBER 7161 AT FOLIO 102 AND PART OF THE LAND CONVEYED FROM MAPLE LAWN FARMS I, LLC TO HOWARD COUNTY, MARYLAND, BY A DEED DATED JUNE 7, 2004 AND RECORDED IN LIBER 8721 AT FOLIO 201 AND ALSO BEING A REVISION TO OPEN SPACE LOTS 221 & 222 AND A RESUBDIVISION OF PARCEL 'E' AS SHOWN ON A PLAT OF SUBDIVISION ENTITLED "MAPLE LAWN FARMS, MIDTOWN DISTRICT - AREA 2, LOTS 133 THRU 219, OPEN SPACE LOTS 220 THRU 225, COMMON OPEN AREA LOTS 226 THRU 229 AND PARCELS 'A-1' THRU 'A-3', 'D' & 'E', ..."; AND RECORDED AS PLAT Nos. 16767 & 16768, ALL AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND; AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO ACCEPTANCE OF THE STREETS IN THE SUBDIVISION BY HOWARD COUNTY, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED.

David S. Weber
 DAVID S. WEBER
 REGISTERED LAND SURVEYOR
 MARYLAND REGISTRATION NO. 10852

13 July 2005
 DATE



RECORDED AS PLAT NUMBER **17632** ON
8/16/05 AMONG THE LAND RECORDS OF
 HOWARD COUNTY, MARYLAND

MAPLE LAWN FARMS
 MIDTOWN DISTRICT - AREA 2
 OPEN SPACE LOTS 221 AND 222 AND
 MAPLE LAWN BOULEVARD
 (A REVISION TO OPEN SPACE LOTS 221 AND 222 AND A
 RESUBDIVISION OF PARCEL 'E', MAPLE LAWN FARMS,
 MIDTOWN DISTRICT - AREA 2, P.N. 16767 & 16768)

5TH ELECTION DISTRICT
 SCALE: 1"=100'
 SHEET 3 OF 3

GLW GUTSCHICK LITTLE & WEBER, P.A.
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
 3000 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE PARK
 BURTONSVILLE, MARYLAND 20868
 TEL: 301-421-4024 BAL: 410-582-1822 DC/VA: 301-421-2524 FAX: 301-421-4188
 DRAWN BY: *[Signature]* CHECK BY: *[Signature]*

PHASE	GROSS AC.	FLOODPLAIN AREA	NET TRACT AREA	EXG. FOREST IN AC.	FOREST CLEARED	FOREST RETAINED	EXCESS RETENTION	REF/AFF REQUIRED	CREDITED PLANTING PROVIDED	EXCESS FOREST CON (PLANTING+RETENTION)	COMMENTS
1	51.98	3.40	48.58	9.45	0.51	8.94	0.63	0.00	4.56	5.19	Per F-03-07
2	75.20	2.38	72.82	0.00	0.00	0.00	0.00	10.92	6.67	-4.25	Per F-03-90
2	5.70	0.00	5.70	0.00	0.00	0.00	0.00	0.86	0.00	-0.86	Per SDP-03-140
3	19.09	14.85	4.24	0.21	0.00	0.21	0.00	0.43	10.49	10.06	Per F-04-92
3	-	-	-	-	-	-	-	-	-1.16	-1.16	Per F-05-82
4	15.48	3.00	12.48	1.92	1.65	0.27	0.00	3.21	0.90	-2.31	Per F-05-81
TOTAL	167.45	23.63	143.82	11.58	2.16	9.42	0.63	15.42	21.46	6.67	

- ① Includes future phase areas of Maple Lawn Farms. When those areas are recorded in future phases, the forest conservation requirements will already have been met.
 ② 19.09 ACRES = 58.80 ACRES (Phase 3 site total) - 40.71 ACRES (Area of forest con. in Phase 3 already provided by F-03-90 (35.01 Ac) and SDP-03-140 (5.70 Ac).
 ③ Reduced from 6.97 Ac. as shown on F-03-90 to 6.67 Ac. because of the 0.16 Ac. reduction of Conservation Easement #4 on F-04-79 and the 0.14 Ac. reduction of Conservation Easement #5 on F-04-88.

